

**TRANSFER
TAX
PAID**

WARRANTY DEED

Received Kennebec SS.
09/24/2009 11:51AM
Pages 2 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS

34-47

Wayman P. O'Neal, of Clinton, Kennebec County, Maine, for consideration paid, *grants* to David Sheehan, of Waterville, Kennebec County, Maine, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows, to-wit:

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, being more particularly described as follows:

Beginning on the west line of Water Street at a stone monument forty-seven (47) feet and nine (9) inches from the southeast corner of the junction of Hald (now referred to as Halde) Street, "so called", measured on the west line of Water Street at a stone in said line (which point of beginning also marks the southeasterly corner of land now or formerly of the Second Baptist Church, Waterville, Maine, as described in its deed from the First Baptist Church of Waterville, Maine, dated June 1, 1951, and recorded in the Kennebec County Registry of Deeds in Book 906, Page 132); thence westerly on a line parallel with the north side of the (former Waterville Fire Department) engine house and distant two (2) feet therefrom (and following the southerly bounds of land now or formerly of the Second Baptist Church, Waterville, Maine, as described in Book 906, Page 132, and land now or formerly of Conrad and Lucille Paradis as described in Book 1551, Page 436) to a stone in the east line of Lot No. 11 on the Plan of the Miliken property made by E. B. Cummings C.E. May 1874, said Plan being on file in the Kennebec County Registry of Deeds in Plan Book 1, Page 43 (and being the easterly line of land now or formerly of Reginald and Kim Poulin as described in their deed dated February 12, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2542, Page 337); thence south on said line about thirty-seven and one-half (37 ½) feet to a stone; thence easterly on a line parallel with the (former Waterville Fire Department) engine house parallel with said first described line and thirty-five (35) distant therefrom (which line also marks the northerly line of land now or formerly of Michael J. Lessard as described in his deed dated June 16, 1982, and recorded in the Kennebec County Registry of Deeds in Book 2481, Page 198) to Water Street; thence north on Water Street to the point of beginning.

EXCEPTING AND RESERVING the easement conveyed by the City of Waterville to Raymond and Jeannette Nadeau (now Michael J. Lessard) dated November 15, 1955, and recorded in the Kennebec County

② David Sheehan
171 Water St Waterville, Me.

Registry of Deeds in Book 1023, Page 191, being more particularly described as follows:

An easement five (5) feet wide over the City's property now occupied by Hose Number 3 of the Waterville Fire Department situate on the west side of Water Street in Waterville, Maine, for the benefit of the grantees who are owners of property at 173 Water Street (by deed dated November 18, 1955, and recorded in the Kennebec Registry of Deeds in Book 1023, Page 202) lying southerly and adjacent to said City property granting permission to use said land for the purposes of maintaining their property such as, but not exclusively, painting, changing storm windows, and making general repairs, said five (5) foot easement running next northerly of the northerly line of the grantees and westerly from Water Street a distance of fifty (50) feet, more or less.

Meaning and intending to convey the premises described in a deed from the Second Baptist Church, Waterville, Maine, to Wayman P. O'Neal dated November 3, 1999 and recorded in the Kennebec County of Deeds in Book 6099, Page 119.

WITNESS my hand this 23rd day of September, 2009.

Vicki Plung
Witness

Wayman P. O'Neal
Wayman P. O'Neal

STATE OF MAINE
KENNEBEC, ss.

September 23, 2009

Then personally appeared the above named **Wayman P. O'Neal** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Vicki Plung
Notary Public

VICKI P. KING
Notary Public, Maine

My Commission Expires January 28, 2012

Typed/Printed Name - Notary Public

